

# West Evergreen SNI/NAC Proposal for the Arcadia Site

## Scenario 1 – 1,875 units

We support the housing application by the developer for 1,875 units and 100,000 square feet of retail only if the other three sites will not have a significant change with their housing unit counts. Likewise, rental and ownership must at least be 40/60 ratio. We would like to reserve the right to have an input also with the type of retail to be considered later.

## Scenario 2 – 1,690 units

If scenario #1 would not materialized, we would like to submit this alternative which was extracted from the Knights Foundation (Charette) study. Please note that this second proposal will still be confirmed by the neighborhood at the August SNI meeting.

### Summary:

#### Number of Households:

##### Multi-family-

For Rent	980 units
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For Sale	330
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##### Single family attached

For Sale	380
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Total	1,690 units
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#### Breakdown (negotiable):

Garden homes	65 units
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Townhomes	210
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##### Affordable/multi-family (20%)

Seniors/Retirees	263
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Empty nesters	75
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Traditional/non Traditional families	493
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Singles & couples	584
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Total	1,690 units
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#### Allocation:

For sale - count	(42%)	710 units
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For rent - count	(58%)	980
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Total		1,690 units
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### Scenario 3 – 1,500 units

If a drastic reduction would be presented by the EEHS task force & the developer, this 3rd option will be recommended highly to the residents to at least achieve our top priority, that is, the community center.

#### Summary:

##### Number of households:

##### Multi-family:

For rent 900 units

For Sale 300

##### Single family attached

For sale 300

Total 1,500 units

##### Details (negotiable):

Garden homes 65 units

Townhomes 210

##### Affordable/Multi-family (20%)

Seniors/retirees 240

Empty nesters 60

Traditional & non-traditional families 416

Singles & couples 509

Total 1,500 units

##### Allocation:

For sale - count (40%) 600 units

For rent - count (60%) 900

Total 1,500 units

As for retail or commercial space, a 150,000 square feet of space would be acceptable with the following distribution:

minimum -

50,000 square feet with 2 stories residential and 100,000 square feet with office over retail

maximum-

75,000 square feet with 2 stories residential and 75,000 square feet with office over retail.